



2807 Martin Way East #201
Olympia, WA 98506
Phone (360) 357-7067 • Fax (360) 357-7069

Order Number: 996545SC
Title Examiner: Norman Singer
Escrow Officer: Shelly Cousineau

**SECOND
COMMITMENT FOR TITLE INSURANCE
SCHEDULE A**

1. **Effective Date:** January 23, 2004 at 8:00 a.m.

2. **Policy Or Policies To Be Issued:**

(X) ALTA OWNER'S POLICY, (10/17/92)
(X) Standard () Extended
Government

Amount:
Premium:
Tax:
Total:

Proposed Insured: TBD

() ALTA LOAN POLICY, (10/17/92)
() Standard () Extended

Amount:
Premium:
Tax: \$ 0.00
Total: \$ 0.00

None

3. **The estate or interest in the land described or referred to in this Commitment and covered herein is:**

Fee Simple Estate

4. **Title to said estate or interest in said land is at the effective date hereof is vested in:**
State of Washington

5. **The land referred to in this commitment is located in the County of Thurston, State of Washington, and described as follows:**
See Exhibit "A" attached hereto.


Norman Singer, Title Officer

File Number: 996545

EXHIBIT "A"

Parcel 1:

The Northeast quarter of the Southeast quarter of Section 11, Township 18 North, Range 1 West, W.M., EXCEPT portion thereof deeded to Thurston County for road purposes by deed recorded March 7, 1955 in Volume 6 of Right Way Deeds, page 348, under Auditor's File No. 543724, records of said county AND EXCEPT a thirty foot roadway along the West side, and EXCEPT a portion lying Southerly of a line drawn parallel to and sixty (60) feet distant Northerly of the center line of State Road No. 1, conveyed to the State of Washington by Deed recorded in Volume 147 of Deeds, at page 1, Auditor's File Number 235515, records of said county AND EXCEPTING THEREFROM 1.37 acres in the West ½ of the Northeast ¼ of the Southeast ¼, deeded to Ralph R. Gilby on April 21, 1961, recorded in the State Record of Deeds, Volume 10, page 809.

Parcel 2:

All that portion of the East half of the Southeast quarter of the Southeast quarter of Section 11, Township 18 North, Range 1 West, W.M., lying Northerly of the Northerly line of Martin Way.

In Thurston County, Washington.

Stewart Title Guaranty Company, Stewart Title Insurance Company, Stewart Title Insurance Company of Oregon, National Land Title Insurance Company, Arkansas Title Insurance Company, Charter Land Title Insurance Company.

Privacy Policy Notice

PURPOSE OF THIS NOTICE

Title V of the Gramm-Leach-Bliley Act (GLBA) generally prohibits any financial institution, directly or through its affiliates, from sharing nonpublic personal information about you with a nonaffiliated third party unless the institution provides you with a notice of its privacy policies and practices, such as the type of information that it collects about you and the categories of persons or entities to whom it may be disclosed. In compliance with the GLBA, we are providing you with this document, which notifies you of the privacy policies and practices of **Stewart Title Guaranty Company, Stewart Title Insurance Company, Stewart Title Insurance Company of Oregon, National Land Title Insurance Company, Arkansas Title Insurance Company, Charter Land Title Insurance Company.**

We may collect nonpublic personal information about you from the following sources:

- Information we receive from you, such as on applications or other forms.
- Information about your transactions we secure from our files, or from our affiliates or others.
- Information we receive from a consumer reporting agency.
- Information that we receive from others involved in your transaction, such as the real estate agent or lender.

Unless it is specifically stated otherwise in an amended Privacy Policy Notice, no additional nonpublic personal information will be collected about you.

We may disclose any of the above information that we collect about our customers or former customers to our affiliates or to nonaffiliated third parties as permitted by law.

We also may disclose this information about our customers or former customers to the following types of nonaffiliated companies that perform marketing services on our behalf or with whom we have joint marketing agreements:

- Financial service providers such as companies engaged in banking, consumer finance, securities and insurance.
- Non-financial companies such as envelope stuffers and other fulfillment service providers.

WE DO NOT DISCLOSE ANY NONPUBLIC PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT SPECIFICALLY PERMITTED BY LAW.

We restrict access to nonpublic personal information about you to those employees who need to know that information in order to provide products or services to you. We maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

COMMITMENT FOR TITLE INSURANCE SCHEDULE B

Standard Requirements

The following are the requirements to be complied with:

Item (a) Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest to be insured.

Item (b) Proper instrument(s) creating the estate or interest to be insured must be executed and duly filed for record.

Note: Effective January 1, 1997, and pursuant to Washington State statutes relating to standardization of recorded documents, the following format and content requirements must be met. Failure to comply may result in rejection of the document by the recorder.

Format:

Margins to be 3" on top of first page, 1" on sides and bottom, 1" on top, sides and bottom of each succeeding page.

Font size of 8 points or larger and paper size of no more than 8½" by 14".

No attachments on pages such as stapled or taped notary seals, pressure seals must be smudged.

Information which must appear on the first page:

Title or titles of document. If assignment or reconveyance reference to Auditor's File Number or subject Deed of Trust.

Names of grantor(s) and grantee(s) with reference to additional names on following page(s), if any.

Abbreviated legal description (lot, block, plat name or section, township, range and quarter quarter section for unplatted).

Assessor's tax parcel number(s).

Return address which may appear in the upper left hand 3" top margin.

End of Standard Requirements

COMMITMENT FOR TITLE INSURANCE SCHEDULE B

The policy or policies to be issued will contain exceptions to the following unless the same are disposed of to the satisfaction of the Company.

General Exceptions:

- A. Taxes or assessments which are not shown as existing liens by the public records of any taxing authority that levies taxes or assessments on real property or by the public records.
- B. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
- C. Easements, claims of easement or encumbrances which are not shown by the public records.
- D. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by public records.
- E. (a) Unpatented mining claims, (b) reservations or exceptions in patents or in acts authorizing the issuance thereof; (c) water rights, claims or title to water; whether or not the matters excepted under (a), (b) or (c) are shown by the public records, (d) Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.
- F. Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown by the public records.
- G. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.
- H. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires of record for value the estate or interest or mortgages thereon covered by this commitment.

SPECIAL EXCEPTIONS FOLLOW

COMMITMENT FOR TITLE INSURANCE SCHEDULE B - Continued

Special Exceptions

1. General taxes first half delinquent May 1st, second half delinquent November 1st:
Year: 2004
Amount billed: \$17.98
Amount paid: \$0.00
Amount due: \$17.98
Tax Account No.: 1181-14-10100 – Affects Parcel No. 1

2. General taxes first half delinquent May 1st, second half delinquent November 1st:
Year: 2004
Amount billed: \$13.38
Amount paid: \$0.00
Amount due: \$13.38
Tax Account No.: 1181-14-40100 – Affects Parcel No. 2 with other property

3. Payment of the Real Estate Excise Tax, if required.

The property described herein is situated within the boundaries of local taxing authority of Lacey.
Present rate of real estate tax as of the date herein is 1.78 percent.

4. Matters relating to question of survey, rights of persons in possession, and unrecorded liens for labor or material. Disposition of these matters will be determined by an inspection of the premises, the results of which will be furnished by supplemental report.
5. An unrecorded lease in favor of the Department of Transportation upon the terms and conditions contained therein as disclosed by off-record information.
6. Reservations and exceptions contained in deed from Northern Pacific Railroad Company:
Reserving and excepting from said lands so much or such portions thereof as are or may be mineral lands or contain coal or iron, and also other use and the right and title to the use of such surface ground as may be necessary for mining operations and the right of containing coal or iron, for the purpose of exploring, developing and working the same.
Recording No.: Volume 88 of Deeds, page 411

No representation is made herein as to the correct owner or status of said rights.

7. Special Power of Attorney:
Grantor: Washington State Department of Natural Resources
Grantee: City of Lacey
Recording No.: 8805240018

8. Agreement and the terms and conditions thereof:

Between: City of Lacey
And: Washington State
Dated: May 9, 1988
Recorded: May 24, 1988
Recording No.: 8805240021
Regarding: Sewer Extension Agreement

9. Easement and the terms and conditions thereof:

Grantee: City of Lacey
Purpose: Construction, operation, use and maintenance of a sewer line
Affects: As described herein
Dated: July 1, 1997
Recorded: July 25, 1997
Recording No. 3099969

Affects Parcel No. 1

10. Agreement and the terms and conditions thereof:

Between: City of Lacey
And: State of Washington
Dated: July 1, 1997
Recorded: July 25, 1997
Recording No.: 3100035
Regarding: Sanitary Sewer Extension Agreement and easement

Affects a portion of Parcels 1 and 2

11. Agreement and the terms and conditions thereof:

Between: City of Lacey
And: State of Washington
Dated: July 1, 1997
Recorded: July 25, 1997
Recording No. 3099970
Regarding: Agreement and easement

Affects a portion of Parcel No. 1

12. Regulations and restrictions necessary to allow the State of Washington to sell the herein described property.

13. Approval to issue this policy must be obtained from authorized underwriting personnel of Stewart Title Guaranty. This commitment and any policies to be issued are subject to any additional limitations, requirements or exceptions made by Stewart Title Guaranty Company.

End of Special Exceptions

Notes

1. NOTE: For your convenience, the following is an abbreviated legal description which can be used on Page 1 of your documents in order to comply with the New State Document Format Regulations:
- NE ¼ SE ¼ 11-18N-01W & Ptn. E ½ SE ¼ SE ¼ 11-18N-01W

2. The property herein described is carried on the tax rolls as exempt, however, it will become taxable from the date of execution of a conveyance to a taxable entity and subject to the lien of real property taxes for the balance of the year from that date:

Tax Account No.: 1181-14-10100

Assessed Value: \$9,233,200.00 – Affects Parcel 1

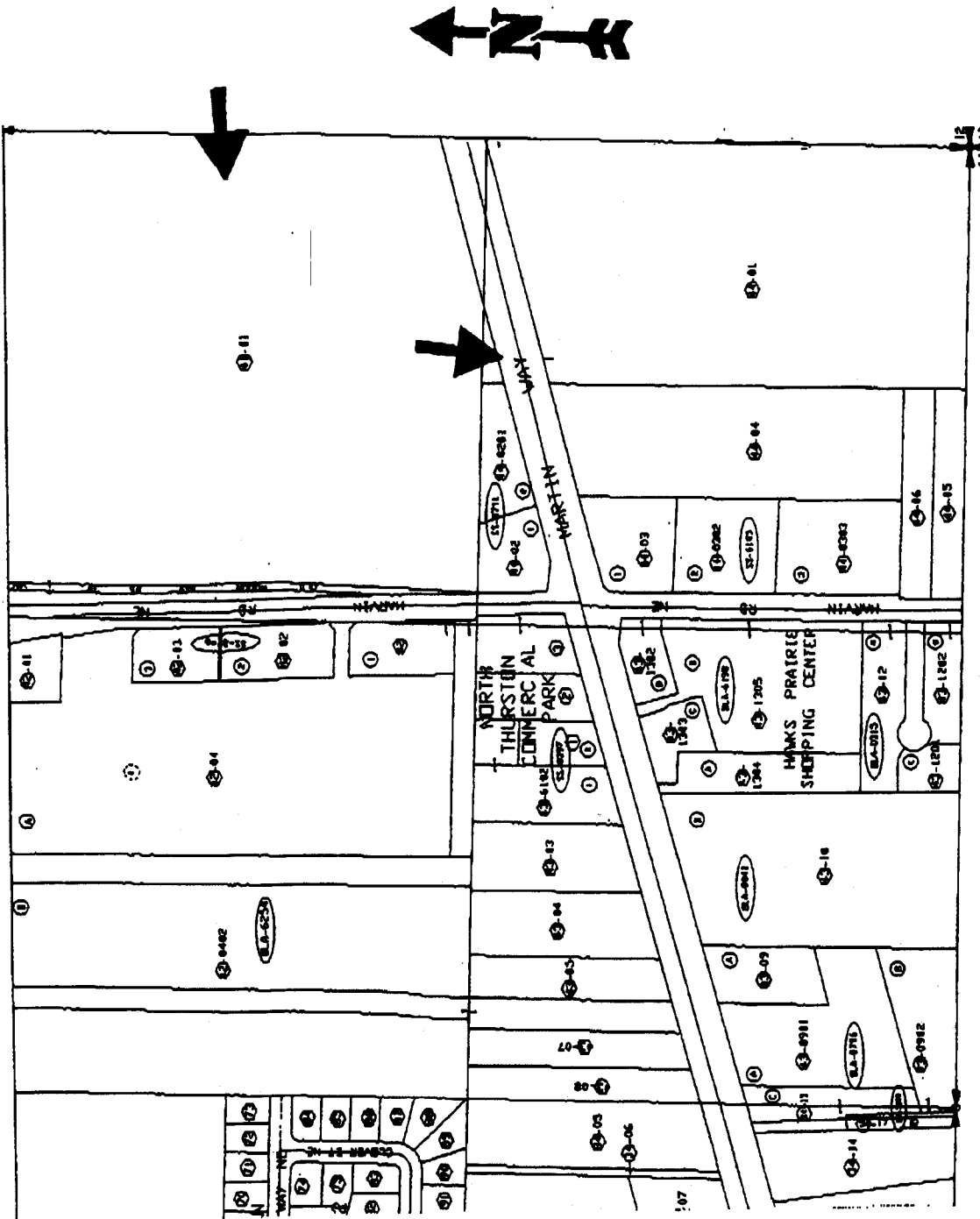
3. The property herein described is carried on the tax rolls as exempt, however, it will become taxable from the date of execution of a conveyance to a taxable entity and subject to the lien of real property taxes for the balance of the year from that date:

Tax Account No.: 1181-14-40100

Assessed Value: \$3,477,300.00 – Affects Parcel 2 and other property

End of Schedule B

Copies to:



stewart
title & escrow



2600 Martin Way East, Suite G
Olympia, WA 98506
Phone: (360) 570-0830
Fax: (360) 357-7069

ORDER NO. 996545

This Sketch is provided as a courtesy for the sole purpose of assisting in locating the subject property and no liability is assumed for inaccuracies within the sketch. Reference should be made to a survey for further information.